

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES
Tuesday, February 23, 2021 6:00 P.M.
Storefront Theatre of Indianapolis

Present: Karen Valiquett, Mark Demerly, Kathy Andry, Lynn Levy, Molly Lawless Vance, Tim Oprisu, Garrett Lawton, Adam Hill, John Jackson, Chad Fallis, Summer Keown, and Janine Lawton

Guests: David Brunner, Chris Mulloy, Brett Davis, Chad Thompson, Joe Calderon, Tom Healy, John Pantzer, Keeanna Warren, Michael Cranfill, Jami Santos, Alan Hague, Ersal Ozdemir, Kelly Mulder, Jennifer Pavlik, Thomas Cook, Patrick O'Connor, and Scott Bess

Chairperson Karen Valiquett called the meeting to order at 6:02 p.m. and committee introductions were made.

A motion to approve the minutes of the previous meeting was made by Tim Oprisu and seconded by Lynn Levy. Motion passed.

Meeting Notes: 6230-6280 North College Ave. – Joe Calderon with Barnes and Thornburg and Kelly Mulder with Keystone Group presented on the Purdue Polytechnic High School/mixed use project.

Joe Calderon – Talked about his role with the PPHS project and briefly reintroduced the project. They looked at how the entire corner might be enhanced. Being able to incorporate and energizing the garage by adding multi-family units at the top and integrating it with the school building is a way to make a statement at this important corner and adds some different energy and activity.

Following the last LUD meeting they decided to file for MU-2 for the entire project (2 parcels) because this is an integrated project. With this they lose a little bit of use but it will benefit the community as they won't have to worry about nighttime entertainment so much. They had to file a tag along special exception for the garage just to legally establish it. They are seeking variances for the front yard for the right away line and the building height. They have been working with city staff who are supporting these petitions. The MU-2 follows the Broad Ripple comprehensive plan. A lot of the comments from last LUD meeting have to do with traffic and garage management and drop off and pick up. They have seven commitments regarding these are on file with staff. The first three were drafted as a result of Dr. Brunner contacting Keystone with concerns. The additional commitments have to do with traffic and garage management of drop-off and pick-up. They did a consult with Walker Consultants, regarding making the experience safer for vehicles and pedestrians and they did a traffic study with American Structurepoint. The Case was continued to March 11th.

Kelly Mulder – Recapped that this is a 5-story building, levels 1-3 for Purdue Polytechnic High School (approx. ½ of level 1 would be for parking and contain 17 new spaces), levels 4 and 5 will be apartments above PPHS and the garage. There will be 69 total units, with a mixture of studio and 1-, 2- and 3-bedroom apartments. He discussed the materials used for the exterior and the changes made based on comments from some of the committee members during the prior meeting. They are targeting for an opening for the 2022/2023 school year.

Joe Calderon read the seven commitments they have agreed to (<http://www.broadrippleindy.org/wp-content/uploads/2021/02/Statement-of-Commitments-2021-CZN-804-6230-N.-College-Avenue-BT-rev-02-22-202119041172.619238498.1.docx>). Commitments 2-4 were at the suggestion of Dr. Brunner and they were happy to incorporate those. The remaining commitments came out of comments from the LUD committee.

Kelly Mulder went through slides regarding truck parking in the alley. They put 5 “no parking or deliveries” signs in back and added 5 signs telling people where they can park and load and unload. They also improved signage on College regarding where the loading area is. They are talking with their tenants who are communicating with their vendors who are parking in the back. The manager on site is looking out for noncompliance and is talking to delivery drivers, taking pictures of violators and sending them to Keystone for follow-up. It is a process and will take time to fix. Regarding commitment #6, they hired Walker Consultants

and they looked at the entry/exit of the garage on College. They are making improvements based on their report (http://www.broadrippleindy.org/wp-content/uploads/2021/02/02_18_21-Final-Ped-Crossing-Letter-Safety.pdf).

Patrick O'Connor with American Structurepoint talked about the traffic access study they performed (http://www.broadrippleindy.org/wp-content/uploads/2021/02/02_18_21-Final-Traffic-Study.pdf). They looked at level of service considering both existing and proposed conditions with the school and multifamily development added. They looked at queuing for exiting the garage. They looked at the drop-off and pick-up zone and parking. He summarized their findings and explained that the proposed development is anticipated to have negligible impact on the Broad Ripple Parking Garage and both of its access locations. He added that any existing and proposed delay at the College exit is primarily attributed to existing signal timings. Queue lengths at the College garage access are anticipated to increase only 1-2 vehicles with the additional site traffic. The proposed allotted 14 vehicle loading and unloading zone on the third floor of the garage is anticipated to accommodate PPHS. To be conservative they used the anticipated additional traffic of the school during afternoon peak traffic times and added that to the current peak traffic time for the adjacent street and were still within very acceptable levels. The signal as is should be able to handle the additional traffic.

Scott Bess with PPHS talked about the 7th commitment regarding the student drop-off and pick-up. They have talked with the parents and they'll work with them to make sure they are clear as to where they are supposed to enter and exit. They will have around 300 -350 students when they move to the new facility and they max out at 400. Drop off and pick up are spread out over about an hour. They will have some students who will drive themselves. The proximity to the Redline is great and students will use it. Staff will be in the areas to make sure parents are following the rules. Having the adjacent garage to use to pick up and drop off is a huge advantage. They are committed to working with anyone they need to work with. The school has always been in mixed use buildings and they're used to doing this. They are thrilled to be in Broad Ripple and want to stay. Principal Keeanne Warren said they love being in Broad Ripple and being part of the community. Right now, their families do a good job with drop-off and pick-up. They always have at least two admin outside for student safety and traffic flow. There's not a big flow of students all at once. They will have two staff members on College Ave and two on Westfield. They will also have a staff member on the bottom level of the parking garage and one on the third floor to make sure traffic is flowing everywhere. They have some students who already use IndyGo but they anticipate even more since its right on the line.

Tom Cook with Keystone – Talked about development of schools and the struggle of keeping them in the neighborhoods. He talked about how unique this development is because schools are not lucrative tenants but they are a community asset.

Questions from the committee:

Mark: Will you commit to add an audible for the exit on College for the visually impaired? A: Yes

How will construction will not impair the use of the alley? A: It's a public alley so it's illegal to block it with construction. Also, they have staging opportunities they didn't have when the garage was originally built. They can stage on the third level and also on the back half of the first level. Mark suggested that construction manager has a direct number for Dr. Brunner and other adjacent neighbors so they can contact him to sort issues out.

Since the alley will be used for the first-floor parking in and out, will there be any improvements to make that a smoother pathway down to 62nd Street? A: With a new development they will analyze what it takes to go from their back parking spaces south and he would see them redoing the asphalt topcoat to the alley.

Mark added that he doesn't think the queuing will be a problem. There are a lot of parking spaces not used during those hours, so the people could park and wait for the queue to go down. A: Patrick said worse case for cars entering the garage during peak hours was 46 and some of those will be parking so the 14 in the queue won't be an issue.

Mark reached out to Bruce Buchanan with Flanner and Buchanan regarding the current location's drop-off and pick-up procedures. He indicated the morning is smooth. Afternoon parents all arrive at the same time but PPHS has been great as far as working together to make it work.

How many cars do you have at this time and how many cars do they have queuing in the afternoon now? A: Since they are hybrid due to COVID, they only have about 60 kids in the building at once. They have about 10 to 15 cars there at the same time. All of the cars are gone in about 15 minutes.

Adam: Did the study take into account the office project that Keystone committed 80 parking spaces for? A: Their numbers did not include that. They have a letter of commitment but they haven't finalized that agreement yet.

Tim: Will the construction of this project be all at the same time? A: Yes
Do you know if when you pull out from the garage on College, is there no turn on red sign there? A: No. Tim said that might be something to look at.

Karen: Is there a crosswalk for pedestrians? A: There will be.

Molly: How many people went through that light, turning left or right, when they are exiting the garage. A: Each cycle gets 16 seconds of green or 22 seconds including yellow and red, which is easily 5- 7 cars.

Adam: When they have 350-400 students, will approximately 25% or 75-100 of them drive? A: That's how many could drive, but typically they don't all drive. They are in a unique spot to use the Redline for students as well. Adam asked them to confirm the number of parking spaces committed for the garage.

If this project doesn't get approved will PPHS leave Broad Ripple? A: They would have to look where ever they could to find a place to accommodate them for the 2022/2023 school year.

Questions from the public:

Chad Thompson: Will the students and residents be required to park in the parking garage or will they be flowing out onto the street? A: The idea is that everyone that's working and going to school here will be using the garage. They'll work out a deal with PPHS for parking as part of the lease or be an affordable option.
Won't the cars all coming into the garage at the same time in the evening, be staging across the entry into the garage? A: They will provide parking passes to the parents and students so they can have quick and easy access to get to the staging on the third floor.

Dr. David Brunner: He wants this development but he has concerns. He's been adjacent to this property and on this site since 1985. He's worried about traffic flow. He talked about parking garage flaws and about the surge of cars at rush hour and about how fast they can get cars can get in and out of the garage. He talked about delivery problems and the extra trucks that will come with the apartments. He's concerned about traffic backup on College and Westfield. He talked about potential problems with the backup for student drop-offs and about pedestrian danger. He talked about the length of the delivery zone being too short. He talked about problems with construction workers and vehicles. He thinks before the committee supports this, the need to fix the parking garage issues. He is a huge supporter of Purdue and wants this to be successful, but he doesn't think this has any long-term benefits for the merchants and residents of Broad Ripple.

Karen clarified they have extended the loading zone in the plan. Kelly Mulder said they are committed to working out any issues that are there. He confirmed deliveries won't go into the garage but will use the loading area in the front.

Michael Cranfill: Would putting a school on the corner affect adjacent properties' ability to get a future liquor license if they have a vacancy? A: They prepared a letter for the school to waive any liquor license application or transfer.

John Pantzer: Will the school liquor license waiver apply to anyone within 200 feet? A: They wrote the letter for anyone who is within a 200-foot radius. John talked about the large number of cars that could be arriving for pick up at one time and the potential of large number of students who could drive and spill out into the neighboring street parking. He asked if Keystone would commit to providing parking passes for everyone associated with the school that wants to park in the garage. A: Yes

Tom Healy: Talked about his background with Broad Ripple and the history of the garage. He said the investment in the parking garage has fulfilled the requirement for safe and clean parking and has stimulated upwards of 230 million dollars of investment in the community, both public and private. He talked about how this project will bring additional residents to Broad Ripple and added that these projects make Broad Ripple better. He thinks this project is visionary and he is supportive.

Karen read the following list of names who submitted letters regarding the project:

Opposed or concerns: David Brunner, Vicki Mathews, Marianne Ohara, Chris Welsh, Laurry and Jeff Neuffer and Chad Thompson

Supportive: Peter Lux, Bruce Buchanan (Flanner and Buchanan), Danny Williams, Midtown Indy, IndyGo, Maria Crowe, Colleen Fanning, Rosemary Fanning, Bryan Chandler, Tina McIntosh, Rachael Hoover and Denis Lekic, Elizabeth Marshall, Andrew Demaree, Seth Biggerstaff and Rob Coombes. Mark added that Todd Morris texted him that he supports it as well.

A member from the public commented that if the drop-off backup becomes a problem, perhaps the Redline could be used to ferry students to another location where stacking the cars would work better. Kelly said they are here to stay so everyone will try to figure out what needs to be done to make it work.

Karen added that she has talked with Kent Springer who is acting ED for the BRVA and also with the former ED, Colleen Fanning and both have said that PPHS and Keystone have been good partners and neighbors.

The new BRVA Executive Director, Summer Keown was introduced.

Mark moved to support this request based on the seven commitments submitted earlier as well as additional commitments for the addition of an audible signal for pedestrian safety, to repair the alley south of the parking lot, add a no turn on red sign at the College Avenue exit, and the school providing the required number of parking passes in the garage for students and faculty.

After additional discussion among the committee, the motion was seconded. The vote passed with the following committee members voting in favor: Karen Valiquett, Mark Demerly, Lynn Levy, Molly Lawless Vance, Tim Oprisu, Garrett Lawton, John Jackson and Chad Fallis. Those voting against: Kathy Andry and Adam Hill. No one abstained.

Karen asked about the hearing details. Joe Calderon said it will be on March 11th and will be virtual. The link is available online on the Metropolitan Development Commission website.

Meeting Notes: Brett Davis and Chris Mulloy with Buckingham presented on the 6108 Carvel Ave., Monon Court project.

Chris and Brett presented updated designs for their project based on the committee's comments from the previous meeting regarding preserving the green space and trees along the Monon, adding screening to the property along the frontage of the trail, the big box feel of the design, the trash location and making the units affordable. They will ask for a rezone for a 4-story multifamily product with a garage underneath. The unit count will be 186. In a month they will submit to the city for a rezone and they will work with the BRVA, the neighborhood and the city to set the guidelines on exactly what the development will be. They showed design changes to the exterior and the trash area. They will preserve as many trees as possible and maximize the

existing green space. At the corner they've included a sitting area and an art installation. They will do a tree survey to understand the health of the trees before any are removed.

Questions from the committee:

Molly said she likes it. She talked about trash and dog waste along the Monon Place apartments and asked if they can improve that somehow. A: They will take that feedback to the office.

Chad brought up the concern of rent affordability. Chris said that's something they are continuing to look at as they push through with the design. Chad asked if there could be commitments for a certain percentage of units to be below market rent. Chris said they can't commit yet but they will keep it in mind and it will be figured out before they ask for a vote.

John asked about the rezoning. A: This is a one-off zoning just for this site. They'll submit to the city with a package and the city planners' ideas will help them with the language of the requirements that they will lock into.

Karen likes what they've changed.

Tim asked about difference in unit counts from existing property to the new development. A: There are 51 units now and there will be 186. They don't have a breakdown of the number of each type of unit.

Mark added that in Broad Ripple, 2 bedrooms fill up pretty quickly on all projects.

Lynn asked that they soften the blow of the view of the cars. Just the existing trees alone won't get it done. A: They will try to incorporate some murals. They will add plant material or an art installation to address that.

Mark asked about their timeline. A: It's about 3-4 months from a city perspective. If they file in March, they will have about 6 months of drawing after the approval so demo would be in late fall with a spring start. After they file, they will come back to LUD for additional information and they will come back to work through updates.

The committee discussed the request for affordable units as desired but not required.

Kathy commented they might want to take a look at efficiencies.

Garrett added they might consider a water fountain in the gathering area along the Monon. They are a nice amenity and aren't terribly expensive. A: They are meeting with Indy Parks on Wednesday and will start that conversation.

Lynn moved to adjourn the meeting. The motion was seconded and passed. Meeting was adjourned at 8:15pm.